

1/ST

1/ST Properties

Maryland Jockey Club @ Laurel Park
3600 Laurel Fort Meade Road
Laurel, MD 20724

February 16, 2022

Testimony in Support of Senate Bill 516

The Equitable and Inclusive Transit-Oriented Development Enhancement Act

Esteemed Senators,

My name is Mark Thompson. I'm Senior Vice President of Development for 1/ST Properties which is affiliated with the Maryland Jockey Club. I lead all of our redevelopment efforts surrounding the Maryland Jockey Club at Laurel Park and Historic Pimlico in Baltimore. I'm testifying in support of SB 516.

1/ST Properties is developing a transit oriented community called Paddock Pointe in North Laurel. This is an adaptive reuse of an old parking lot that is directly adjacent to MARC's Camden Line. The Maryland Jockey Club at Laurel Park is on the other side of the train line. Paddock Pointe already has 150 new homeowners living there since our opening in summer of 2020. As you know, we are also working closely with the Maryland Stadium Authority and Anne Arundel County on a transformative redevelopment of our racing facilities. This new facility will serve to anchor redevelopment of the Route 198 corridor.

Directly between Paddock Pointe and the racetrack is a decrepit MARC stop with flag service only. We are working with MDOT to revitalize this station and create a new transit link with defined stops. Given its position between these two major redevelopments, the MARC station at Laurel Park plays a vital role in creating a new opportunity for this area. A recent study by the Greater Washington Partnership found that transit oriented development at Laurel Park could create 1,800 new permanent jobs, \$180 million in annual labor income and \$95 million in annual fare income.

SB516 would serve as an essential catalyst to this critical transit investment. Design plans and infrastructure funding will be essential to moving this project forward. Working with Howard and Anne Arundel Counties, MDOT can leverage the investments and energy created by Paddock Pointe and the new Maryland Jockey Club at Laurel Park to bring much needed rapid transit to this area. I urge your approval of this important bill. Thank you for your consideration.